



TIFFANY & BOSCO
P.A.

Dated: December 12, 2009

**2525 EAST CAMELBACK ROAD
SUITE 300**

PHOENIX, ARIZONA 85016

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A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

09-27168/0206663361

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Carol Lynn Schoeps
Debtor.

Wells Fargo Bank, N.A.
Movant,
vs.

Carol Lynn Schoeps, Debtor, S. William Manera,
Trustee.

Respondents.

No. 2:09-bk-25334-GBN

Chapter 7

ORDER

(Related to Docket #9)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

...

...

1 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed
2 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
3 property which is the subject of a Deed of Trust dated November 9, 2007 and recorded in the office of the
4 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Carol Lynn
5 Schoeps has an interest in, further described as:

6
7 Lot 201, PATIO HOMES EAST TWO, according to Book 129 of Maps, Page 28, Records of
8 Maricopa County, Arizona.

9 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
10 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
11 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
12 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
13 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

14
15
16 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
17 to which the Debtor may convert.

18
19
20 DATED this ____ day of _____, 2009.

21
22
23 _____
24 JUDGE OF THE U.S. BANKRUPTCY COURT
25
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